



COUNTY OF PLACER PLANNING COMMISSION

ACTION AGENDA DATE

January 10, 2008

**OFFICE OF
Planning Department**
3091 County Center Drive Suite 140
AUBURN, CALIFORNIA 95603
TELEPHONE: 530/745-3000
FAX: 530/745-3080
www.placer.ca.gov

Meeting was held in the Planning Commission Chambers, 3091 County Center Drive, Dewitt Center, located at the corner of Bell Road and Richardson Drive, Auburn CA 95603

10:00 AM FLAG SALUTE

ROLL CALL: Larry Sevison (Chairman), Ken Denio (Vice Chairman), Bill Santucci (Secretary), Gerry Brentnall *[absent]*, Mike Stafford, Larry Farinha and Richard Johnson

REPORT FROM THE PLANNING DIRECTOR - Planning Director discussed future agenda scheduling; Board of Supervisors action on items heard by the Planning Commission; any correspondence received; and budget, staffing or operational issues.

Planning Director Michael Johnson updated the Planning Commission on varies topics.

Larry Farinha requested to send a copy of the PCWA landscaping letter to the North Auburn MAC regarding the Bella Tuscany subdivision..

PUBLIC COMMENT - Following the consideration of any correspondence and/or reports, the public was offered the opportunity to discuss with the Planning Commission, matters not included on the current agenda.

No Public Comment

ELECTION OF OFFICERS: Chair, Vice Chair and Secretary

As provided for in the Planning Commission by-laws, an Election of Officers is to be considered at the Planning Commission's first meeting in January each year (list attached).

Unanimously voted to continue with current assignments and maintain the 2008 schedule of officers. 6:0 (GB absent)

CONSENT: EXTENSION OF TIME – CONDITIONAL USE PERMIT

PENRYN PARKWAY BUSINESS PARK (CUP-2648/VAA-3616)

Consider a request from Mathiopoulus 3 M Family for an Extension of Time for a previously approved Conditional Use Permit. The Conditional Use Permit was originally approved on May 24, 2001 by the Planning Commission.

Project Location: northeast corner of Penryn Road and Interstate 80

APN: 043-060-062

Total Acreage: 5.33

Zoning: C1-UP-DC (Neighborhood Commercial, Combining CUP required, Combining Design Scenic Corridor)

Community Plan Area: Horseshoe Bar/Penryn

MAC Area: Penryn MAC

Owner/Applicant: Mathopoulus 3 M Family, PO Box 365, Loomis CA 95650 (916) 708-7003

County Staff: Roy Schaefer, Planner (530) 745-3061

Engineering and Surveying: (530) 745-3110

Environmental Health: (530) 745-2300

Unanimously approved Extension of Time 6:0 (GB absent)

**1) 10:10 AM EXTENSION OF TIME - GENERAL PLAN AMENDMENT/MAJOR
SUBDIVISION/CONDITIONAL USE PERMIT/VARIANCE
SUNDANCE INDUSTRIAL PARK (PSUB-414)**

*Unanimously
approved
one-year
Extension of
Time*

Consider a request from Sundance Property Incorporated, for the approval of:

- A one-year Extension of Time for the Tentative Map, Conditional Use Permit, and Variance approvals for a 22-lot industrial subdivision

6:0 Project Location: Athens Road approximately 1/3 mile west of Industrial Avenue, on the north side of Athens Road in the Rocklin area

GB-absent

APN: 021-280-020

Total Acreage: 33.8

Zoning: INP-DC (Industrial Park; Combining Design Scenic Corridor)

Community Plan Area: Sunset Industrial Plan

MAC Area: N/A

Owner/Applicant: Sundance Property Incorporated, 3825 Atherton Ave., #115, Rocklin CA 95765

County Staff: Alex Fisch, Planner (530) 745-3081

Engineering and Surveying: (530) 745-3110

Environmental Health: (530) 745-2300

**2) 10:15 AM DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR) - REGIONAL UNIVERSITY
SPECIFIC PLAN (T20050187)**

*Received
Public
Comment
only; no
action taken*

To receive public comment on the Draft Environmental Impact Report.

Project Description: The proposed Regional University Specific Plan project encompasses approximately 1,157.5 acres and would include two primary components: a University campus and an adjoining Community. The University is planned to accommodate approximately 6,000 students, with 800 professors and staff, offering both undergraduate and graduate degrees. In addition to institutional facilities on campus, the campus would include approximately 1,155 residential units for students and faculty, as well as retirement housing. In addition, a portion of the campus is planned for a potential private high school that would accommodate 1,200 students and accompanying staff and faculty. The proposed Community would be mixed-use, with a variety of residential, commercial, employment, open space, parks, and public uses including a kindergarten through sixth grade (K-6) school and a kindergarten through eighth grade (K-8) school. The Community would include 3,232 residential units of varying densities.

Project Location: The Regional University Specific Plan project is located in the unincorporated portion of southwest Placer County. The site is located south of Pleasant Grove Creek between Brewer Road and the western boundary of the City of Roseville, approximately 1.6 miles north of Base Line Road.

APN: 017-090-025-000 017-090-026-000 017-090-047-000 017-090-048-000 017-090-049-000 017-090-050-000 017-100-025-000 017-100-026-000 017-130-015-000 017-150-001-000

Total Acreage: 1,157.5 acres

Zoning: F-B-X 80 AC. MIN

Community Plan Area: Placer County General Plan

MAC Area: NONE

Applicant: KT Communities

County Staff: Paul Thompson Planner (530) 745-3044

Engineering and Surveying: (530) 745-3110

Environmental Health: (530) 745-2300

**3) 11:00 AM TENTATIVE SUBDIVISION MAP/CONDITIONAL USE PERMIT
NORTH RAVINE ESTATES (T20060791)
MITIGATED NEGATIVE DECLARATION**

Unanimously

*approved the
Planned
Development
/Tentative
Map/Condi
tional Use
and
Mitigated
Negative
Declaration
based on
findings in
staff report,
including the
errata sheet
and added
ESD
language to
condition
#40*

Consider a request from Andregg Geomatics, on behalf of North Ravine Partners, for the approval of a Tentative Subdivision Map and Conditional Use Permit for a Planned Development to subdivide an 12.5 +/- acre property into 11 custom home sites with parcels ranging from 0.70 acres to 0.88 acres. An additional open space lot will also be created to preserve the area along and around the existing drainage swale.

Project Location: west end of Kemper Road approximately 1.1 miles west of Highway 49 and south of Atwood III Subdivision, in the North Auburn area.

APN: 051-100-069

Total Acreage: 12.5 acres

Zoning: RS-AG-B40-PD=1 (Residential Single family, Combining Agriculture, Combining Building Site of 40,000 square feet, Combining Planned Development of one dwelling unit per acre)

Community Plan Area: Auburn/Bowman

Area: North Auburn MAC

Applicant: Andregg Geometrics, 11661 Blocker Drive, Suite 200, Auburn CA 95603

Owner: North Ravine Partners, 412 E Main Street, Grass Valley CA 95945

County Staff: Christina Snow, Planner (530) 745-3111

Engineering and Surveying: (530) 745-3110

Environmental Health: (530) 745-2300

6:0

GB - absent

4) 11:15 AM

*Unanimously
approved
Amendment
to the
Conditional
Use Permit
and
Addendum to
previously
adopted EIR*

MODIFICATION CONDITIONAL USE PERMIT "MARTIS CAMP" (FORMERLY SILLER RANCH) (PCPMT20070758) ADDENDUM TO PREVIOUSLY ADOPTED EIR

Consider a request from DMB Highlands, for the approval of an amendment to the Conditional Use Permit, to allow for the extension and connection of the existing Lookout Mountain ski trails and Lookout Mountain Express Lift to the winter recreation component of the Martis Camp project.

Project Location: on Lookout Mountain, within the Martis area of Placer County and spans the Martis Camp and Northstar-at-Tahoe sites, approximately 4.8 miles southeast of the intersection of Highway 89 and Interstate 80 and 2.5 miles northwest of the intersection of Northstar Drive and North Shore Road one mile south of Lahontan Drive, Martis Valley area.

APN: 080-160-006-000 (644 acres) and 08-260-016-000 (299 acres).

Zoning: RS-B-X-20 ac min PD=.72, FOR-B-X-160 ac min., O (Residential Single Family combining a minimum building site size of 20 acre minimum and a Planned Development of .72 dwelling units per acre)(Forestry combining minimum building site size of 160 acres)(Open Space)

Community Plan Area: Martis Valley Community Plan

Area: Martis Valley

Applicant/Owner: DMB/Highlands Group, LLC 11253 Brockway Road, Suite 201, Truckee, CA 96161

County Staff: Steve Buelna, Planner (530) 581-6285

Engineering and Surveying: (530) 745-3110

Environmental Health: (530) 745-2300

5) 1:00 PM

PUBLIC PRESENTATION ON: RIOLO VINEYARDS SPECIFIC PLAN

To provide an overview of the Riolo Vineyards Specific Plan project.

Project Description: The proposed Riolo Vineyards Specific Plan project encompasses approximately 525 acres with a portion of the site within the floodplain of Dry Creek. The proposed development includes a residential community with open space, recreational, and commercial components. At build-out the community would include up to 933 residential units of varying densities. The proposed housing densities would range from 10-acre agricultural-residential (estate) lots to a High Density Residential development at 10 to 23 dwelling units per acre (du/ac). Also proposed are Low Density Residential units at 1 to 5 du/ac and a Medium Density Residential product at 5 to 10 du/ac. Open space, trails, parks, and agricultural uses are

*Presentation
Only*

*One public
commenter
Jessie Buda
(spelling?)*

proposed on 134.0 acres, which would simultaneously serve as physical buffers between the residences and Dry Creek and its riparian environment. The project would include 123.9 acres reserved for open space, 10.1 acres for parks, and 7.5 acres for commercial uses. Additionally, the ultimate acreage of the existing cemetery under the project would be increased from 1.9 acres to 4.8 acres. Two parcels in the floodplain are expected to remain unchanged as they are considered undevelopable.

Location and Current Zoning: The Riolo Vineyards Specific Plan Area is located in southern Placer County and is situated 2½ miles southwest of the City of Roseville and 15 miles northeast of the Sacramento metropolitan area, just north of Placer County's border with Sacramento County. The site is bounded by Dry Creek to the north, Walerga Road to the east, PFE Road to the south, and Watt Avenue to the west. The Plan Area is zoned RS-AG-B-20-DR-PD 2 (Single Family Residential, Combining Agricultural, minimum lot size 20,000 square feet, Combining Development Reserve, Planned Development -2), OPD=2 (Open Space, Planned Development-2), O (Open Space), C1-UP-Dc (Neighborhood Commercial, Combining Use Permit, Combining Design Scenic Corridor) and CPD-Dc (Commercial Planned Development, Combining Design Scenic Corridor).

The applicants are requesting approval of a Specific Plan, General Plan and Community Plan Amendments, Rezoning, Development Agreements, and Tentative Map. **THE PURPOSE OF THIS PRESENTATION IS TO PROVIDE PROJECT INFORMATION TO, AND ANSWER QUESTIONS FROM, THE PLANNING COMMISSION ON THE RIOLO VINEYARDS SPECIFIC PLAN PROJECT, NOT TO TAKE ACTION ON THE PROJECT APPLICATIONS.** The public will be provided an opportunity to comment at the conclusion of the Presentation. Additional public notice will be provided of the Planning Commission hearing date when the Commission considers the project's discretionary permit applications.

County Staff: Ann Baker (530) 745-3136
Engineering and Surveying: (530) 745-3110
Environmental Health: (530) 745-2300

6) 1:15 PM ZONING TEXT AMENDMENT – WINERY ORDINANCE (CONTINUED FROM 11-15-07 PC HEARING)

Directed staff to make some changes to the Ordinance and bring back when Ordinance is ready to be decided on.

Project Description: Discuss an amendment to Chapter 17 of the Placer County Code for the creation of a winery specific ordinance. The purpose of the ordinance is to provide more certainty and some regulatory relief for winery operators, address ancillary uses like tasting and promotional events and strike a reasonable balance to allow such uses without significant impacts to surrounding properties. The Planning Department is requesting that the Planning Commission provide direction to staff on the scope and content of the ordinance. The Planning Commission will not take any formal action on the proposed Zoning Text Amendment, and will only provide direction to staff.

County Staff: Melanie Heckel, Planner (530) 745-3068
Engineering and Surveying: (530) 745-3110